

## **Summary**

### **Proposed Ordinance Relating to School Impact Fees**

This summary fulfills the state Growth Management Act and King County Code 20.18.100 requirements for a “plain language summary.”

#### **Background**

The 1990 Growth Management Act (GMA) passed by the Washington State Legislature authorized the collection of impact fees to help fund school construction. Under the GMA, fees may be collected and spent only for school facilities, which are addressed by a capital facilities element of a comprehensive land use plan. King County incorporates the plans prepared by the school districts into the county's Comprehensive Plan.

The capital facilities plans must include:

- current enrollment and enrollment projections for the next six years;
- standard of service;
- inventory of existing facilities and capacity for the next six years;
- financial plan for achieving the standard of service.

The amount of the impact fee for each district is determined by a formula that was adopted by the King County Council. The school districts update the factors used in the formula annually. Fees only apply to new single-family and multifamily units in unincorporated King County. The fees are paid at either the time of a final plat or building permit.

Fee exemptions are listed in King County Code chapter 21A.43. Fees do not apply to: non-residential development, nursing homes and retirement centers, replacement or remodels of existing structures, temporary and transitional housing, qualified low-income housing, temporary dwellings for medical hardship, accessory dwelling units, units that have been mitigated under the State Environmental Policy Act (SEPA) for school impacts, plat conditions or voluntary agreements, and community residential facilities.

#### **Proposed Ordinance**

**Section 1.** Contains the authority to adopt school impact fees.

**Sections 2 through 10.** Adopts by reference into the King County Comprehensive Plan the annual six-year capital facilities plan of the Federal Way, Riverview, Issaquah, Snoqualmie Valley, Lake Washington, Kent, Northshore, Fife, and Auburn School Districts.

**Section 11.** Adopts the updated school impact fees effective January 1, 2005.

<u>School District</u>	<u>Single Family Fee</u>	<u>Multi-family Fee</u>
Auburn No. 408	\$5,297	\$1,832
Enumclaw	0	0
Federal Way, No. 210	3,034	947
Fife, No. 417	2,676	1,091
Highline, No. 401	0	0
Issaquah, No. 411	4,996	796
Kent, No. 415	4,056	1,762
Lake Washington, No. 414	3,243	264
Northshore, No. 417	0	0
Riverview, No. 407	0	0
Snoqualmie Valley, No. 410	3,432	1,012
Tahoma, No. 409	0	0